

30 acres/12 hectares

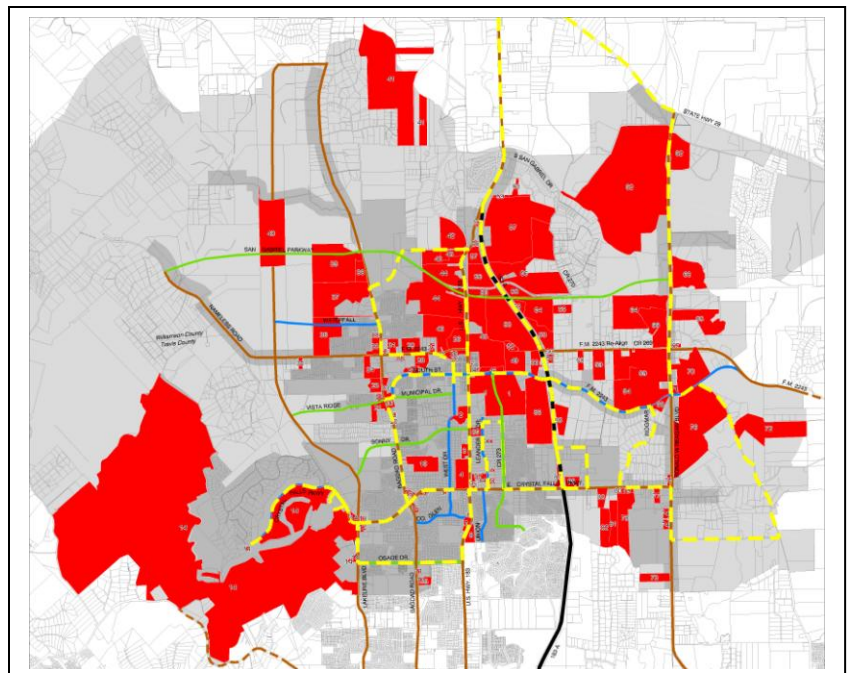
US 183 access .6 mile/.9 kilometers  
east

Utilities

Greenfield

Zoning - Light Industrial

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<b>Property</b>				
Total Acreage: <b>30 acres/12 hectares</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. W, X</b>	
<b>Location</b>				
City: <b>Leander</b>			County: <b>Williamson</b>	
Address/Directions: <b>Square-shaped property immediately west of the 142-acres (57.5 hectares) HEB-Plus anchored Forum Shopping Center with roughly 1,400 feet/427 meters of frontage on FM 2243</b>				
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>3,000 feet/914 meters</b> Distance to Interstate Highways: <b>12 miles/19.3 km</b>			Type of Zoning: <b>Light Industrial</b>	
<b>General Site Information</b>				
Previous Use of Site: <b>Greenfield</b>		General Condition: <b>Excellent</b>		Dimensions: <b>1,400 feet/427 meters x 1,024 feet/312 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes</b>				Shrink/Swell Capacity: <b>Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete.</b>
Adjoining Acreage Available: <b>Yes</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>3,100 feet/945 meters</b>			Name of Railroad: <b>Union Pacific, Southern Pacific and Capital Metro Commuter Rail</b>	
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>			Other Improvements: <b>Not Applicable</b>	
Fenced: <b>No</b>			Landscaped: <b>No</b>	
Located within an Industrial Park: <b>No</b>			Type of Business: <b>Office/Warehouse and/or Office/Retail</b>	
Deed Restriction(s): <b>No</b>			Covenants: <b>No</b>	
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>12 inch/30.5 cm along FM 2243</b> Pressure: <b>65 psi/448 kilopascal</b>		Sewer - Size of Nearest Line: <b>10 &amp; 12 inch/25.4 &amp; 30.5 cm along FM 2243 and east of property</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>		Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>	Email: <b>Trista.fugate@peci.com</b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>		Size of Nearest Line: <b>4 inch/10.2 cm</b>		Pressure: <b>Intermediate Pressure located 250 feet/76.2 meters from the northeast corner at North Creek Drive</b>
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>		Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>	Email: <b>mm2741@att.com and/or Joe.Bethany@suddenlink.com</b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>		Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>	Email: <b>clawsondisp@earthlink.net</b>
<b>Sales Information</b>				
Contact: <b>Mr. Doug Duwe</b>	Phone: <b>(512) 472-7002 or (512) 751-3600</b>	Facs: <b>(512) 442-8226</b>	Email: <b>dduwe@sbcglobal.net</b>	Web Site: <b>www.capitolland.com</b>
Sales Price: <b>\$1.95 to \$2.95 per square foot depending upon size of land</b>			Lease Price: <b>Not Applicable</b>	
Comments: <b>Frontage on FM 2243. Divisible with excellent access in an area poised for growth.</b>				